173.0	0004	0012.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	617,100 / 617,100
					USE VALUE:	617,100 / 617,100
					ASSESSED:	617,100 / 617,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
78		PAUL REVERE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LANGDON LINDA R
Owner 2:	
Owner 3:	
Street 1:	78 PAUL REVERE ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 4,500 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1947, having primarily Asbestos Exterior and 1287 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4500.000	227,900	700	388,500	617,100
Total Card	0.103	227,900	700	388,500	617,100
Total Parcel	0.103	227,900	700	388,500	617,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 479.34 | /Parcel: 479.3

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 173.0-0004-0012.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	227,900	700	4,500.	388,500	617,100	617,100	Year End Roll	12/18/2019
2019	101	FV	204,300	700	4,500.	383,000	588,000	588,000	Year End Roll	1/3/2019
2018	101	FV	203,900	0	4,500.	294,100	498,000	498,000	Year End Roll	12/20/2017
2017	101	FV	203,900	0	4,500.	277,500	481,400	481,400	Year End Roll	1/3/2017
2016	101	FV	203,900	0	4,500.	255,300	459,200	459,200	Year End	1/4/2016
2015	101	FV	190,900	0	4,500.	238,700	429,600	429,600	Year End Roll	12/11/2014
2014	101	FV	190,900	0	4,500.	219,800	410,700	410,700	Year End Roll	12/16/2013
2013	101	FV	190,900	0	4,500.	219,800	410,700	410,700		12/13/2012

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 13440

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	16337-544		8/1/1985		125,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/19/2014	1026	Redo Bat	10,000		8/19/2014			Complete bath reno
9/19/2007	828	Addition	10,000	C		G9	GR FY09	construct bump out
6/17/2004	781	Add Bath	11,400	C		G6	GR FY06	NEW BTH, LDRY ROOM
2/9/2003	156	Alterati	8,000	C				
11/3/1998	760	Addition	16,000	C				24 FT SHED DORMER
2/13/1995	54		5,000	C				REMODEL BATH
7/8/1993	311	Manual	1,000	C				REBUILD STAIRS

ACTIVITY INFORMATION

Date	Result	By	Name
7/2/2018	MEAS&NOTICE	CC	Chris C
4/4/2009	Inspected	197	PATRIOT
10/17/2008	Measured	197	PATRIOT
8/23/2001	Permit Visit	PM	Peter M
2/16/2000	Inspected	276	PATRIOT
12/21/1999	Mailer Sent		
5/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4500		Sq. Ft.	Site		0	70.	1.23	6									388,499						388,500	

Total AC/HA: 0.10331 | Total SF/SM: 4500 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 388,499 | Spl Credit | Total: 388,500

USER ACCT

115208

GIS Ref

GIS Ref

Insp Date

07/02/18

!13440!

PRINT

Date	Time
12/11/20	03:23:43

LAST REV

Date	Time
08/08/18	11:53:11

apro

USER DEFINED

Prior Id # 1:	115208
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1A - 1 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	5 - Asbestos		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1947	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G16	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.94990498
Adj $ / SQ:	134.649
Other Features:	90453
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	279994
Depreciation:	52079
Depreciated Total:	227915

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	4	BRs:	2	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	1998
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	4	2	
Totals			
1	4	2	

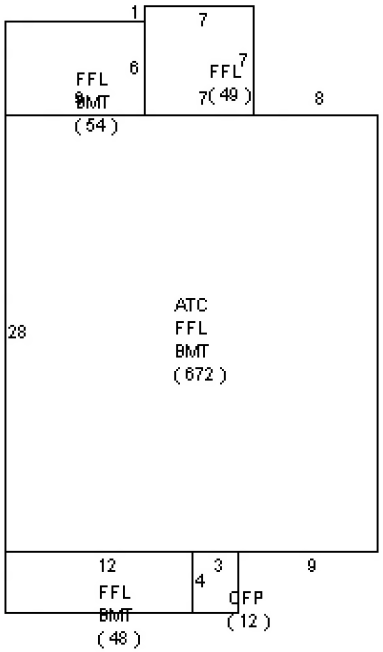
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	134.65
Special Features:	0	Val/Su Net:	123.59
Final Total:	227900	Val/Su SzAd	215.37

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	823	134.650	110,816
BMT	Basement	774	60.150	46,554
ATC	Attic	235	134.650	31,669
OFP	Open Porch	12	41.800	502

Net Sketched Area:	1,844			Total:	189,541
Size Ad	1058.2	Gross Are	2281	FinArea	1287

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	60	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 173.0-0004-0012.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	64	A	AV	2001	0.00	T	14.4	101						
19	Patio	D	Y	1	10X20	A	AV	2001	4.13	T	14.4	101			700			700

More:	N	Total Yard Items:	700	Total Special Featues:		Total:	700